18

#### **BROWN RESELLS LAST** OF HAMILTON PL. FLATS

### Takes Quick Profit on Six Houses; Other Deals.

Prederick Brown has resold to an investing client of Nehring Brothers two even story elevator houses, including 505 West 142d street, 110 to 132 Hamilton place and 500 West 143d street. also the two adjoining six story clevator houses at 502 and 504 West 142d street. This completes the resale of the six houses bought by Mr. Brown through Nehring Brothers last week. The entire purchase involved more than \$800,000.

#### Other Multifamily House Deals.

Myer Isear, operator, has bought the Sunnycrest, a six story elevator apart ment house, near Broadway, at 611
West 112th street, on plot 75x100, from
a client of Guggenhelmer, Untermyer &
Marshall, attorneys. Morrison & Schiff
represented the buyer. Stanley Wolfson
was the broker. The property was held
at \$246 nea.

Was the broker. The property was held
at \$240,000.

The heirs of the late Gov. Levi P.
Morton have sold to the 400 Manhattan
Avenue Corporation the Douglas and
Desmond apartments, two six story elevator houses at the northwest corner of
Seventh avenue and 121st street. The
houses were sold for \$245,000. They
front 100.11 feet on the avenue and 25
feet on the street. A mortgage for
\$210,000 is allowed to remain on the
property by the Morton estate.

Another Harlem deal involves the sale
by Henry Stern to George Whiteside of
the Deshler, a seven story elevator
apartment house at the southwest corner of St. Nicholas avenue and 114th
street. The building has an avenue

ner of St. Nicholas avenue and 114th street. The building has an avenue frontage of 59.2 feet and a street measurement of 76.6 feet. The recorded purchase price was \$125,000.

The Buxbaum Realty Company has sold the St. Ermins, a six story elevator apartment house, 110x99.11, at 549 West 163d street, adjoining the northeast corner of Broadway. The new owner is the Steinfeld Realty Corporation, with Nathan Sugarman, John W.

owner is the Steinfeld Realty Corporation, with Nathan Sugarman, John W.
Dutcher and Betty Soloman as directors.
It acquired the property subject to
mortgages for \$171,000.

Daniel H. Jackson and Thomas S.
Shorten sold to the 752 West End Avenue Corporation, Harry Josephson
president, 752 West End avenue, adpresident, 752 West End avenue, adjoining the corner of Ninety-sixth street, a five story apartment, rented at \$15,500 per annum and held at \$100,000.

J. P. and E. J. Murray, with Emanuel Bach, sold for the Monteflore Home the double store and flat at 1693 Lexington evenue, adjoining the corner of 106th

The three, four and five story tenements with store, on plot 129.5x97x irregular, at 129-135 Washington Place West, have been sold by Margaret A. Huntington to Margaret Riley. They

face Sheridan square.

B. F. Knowles Company sold two five story tenement houses at 65, 67 and 69 Broome street for the A. & G. Corpora-

Culver & Co. sold from plans for the

Culver & Co. soid from plans for the Joint Ownership Construction Company. Inc., an apartment in 136 East Sixty-seventh street to Miss Mary C. Parker of the Federal Reserve Bank.

The newly formed 75 Clinton Street. Realty Company (F. R. Blitz, F. Harrison and M. Alpert) purchased the six story tenement with stores, 25x67, at 75 Clinton street, at the southeast corner of Rivington street. It is represented by Sobel & Brand, attorneys.

### SUBURBAN TRANSACTIONS.

Prince & Ripley sold for Paul Kellogg

Prince & Ripley sold for Paul Kellogg
nls residence in the Glimore Court section of Greenacres. Scarsdale, to George
W. Grote of this city. The property consists of a large plot with a residence of
the Swiss chalet type.

Thomas S. Burke sold for William X.
Axmann the two story frame dwelling
at \$1 Fairview avenue, Nepperhan
Heights section of Yonkers, to A. Weitznan of this city; also leased, furnished,
for enn Soils Cohen his residence at
16 Fowler street. New Rochelle, to J. S.
Kelley of this city. Kelley of this city.

Anson F. Robinson has sold in Arde

Anson F. Robinson has sold in Ardeley Park Ardsley on Hudson, N. Y., for the Lorena Company, a parcel of land on the southwest corner of Hudson road and Erie street to Sidney B. Sillack; for Seymour De B. Keim an acre on the northeast corner of Roland road and Erie street to J. Lloyd Balley; for Marguerite W. Robinson a parcel of vacant land on Langdon avenue to G. Martin Fauser; for Algernon S. Bell an acre and a quarter on the northeast corner of Osceola avenue and North Mountain Drive to Marguerite W. Robinson.

Burgoyne Hamilton and Adrian

Burgoyne Hamilton and Adrian Iselin 2d rented for the season of 1922 the residence of Mrs. Edward Hulse at Remsenburg, L. I., to Austin S. Roth-

well of this city.

H. Goldschmidt sold for the Lawrence
Avenue Realty Corporation a three story welling on Burton avenue, Woodmere o Willy A. Wolff.

### REALTY JOTTINGS.

Lawrence, Blake & Jewell have placed a loan of \$180,000 at 6 per cent, for lifteen years on the northwest corner of 198th street and Valentine avenue, The 198th street and Valentine avenue, The Bronx, for the erection of a six story spartment house, 169x100x irregular. Brown, Wheelock Company, Inc., has been appointed by the Central Union Trust Company of this city and F. A. Julillard, trustees, exclusive agent of the first story store and loft building at 95 Fifth avenue, southeast corner of Sev-

enteenth street.

Charles B. Van Valen, Inc., was associate broker in the sale of the Spencer Jennings estate at Glen Cove, L. I., reported sold recently by Warren Mur-

Ten years' Tax Exemption. Six or seven rooms, tiled bath and kitchen, parquet floors, steam heat, laundry and extra lavatory in basement; individual driveway; modern in all respects; 30 minutes from Penn. and Flatbush Ave. stations, 3 blocks (4 minutes' walk from station and the school). Beautiful restricted section; high ground, fine view, large plot; ready for occupancy. Price \$10,500; \$2,000 cash., balance like rent. Builders. George F. Chambers, for the last six George F. Chambers, for the last six years editor of the Brooklyn Weekly News, has become office manager for Tutino & Co., real setate brokers, at 5568 Fifth avenue, Brooklyn. Frank Laurino is the buyer of 38 Bed-ford street and Joseph McGimpsey the real buyer of 145 West 130th street, sold

Louis M. Hanna is the purchaser of 2269 Briggs avenue, sold recently.

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SUPERIOR West 5 STORY

Brown Stone 10 Family Flat.
14 Rooms. Steam, Hot Water Supply.
33.4x100.1 Ent \$7,900 Low.
Plonthly Tenants. Mortgage \$33,000.

ICHAS. S. KOHLER, INC.

Spuyten Duyell and Riverdale. Above Harlem River.

fieldston RIVERDALE-ON-HUDSON porge Howe, and Fifth Ave., N. Y. C.

HOUSE BARGAIN

\$1.000 CASH\_\$40 MONTHLY

PHONE JAMAICA 4245.

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to be sold at

Absolute Executrix' Auction

To Close the Estate of

JOHN C. RODGERS, Dec'd, Subway Builder and Contractor, who "knew" New York Real Estate

Tuesday, November 22nd

at 12 o'clock noon, in Exchange Salesroom, 14 Vesey St., N.Y.C. 375 MANHATTAN LOTS

to be sold separately, for whatever they may bring,

Riverdale and 263rd St.

Opposite Van Cortlandt Park, near Broadway 174 LOTS—Riverdale, Delafield, Liebig and Tyndall Avenues, from West 261st St. to West 263d St.

Broadway and 225th St.
At Subway and N. Y. C. R. R. Stations

Jerome Ave., Bronx

At 167th St. Subway Station.

Washington Heights—Fort George Hill
Broadway Terrace—193rd St.—Fairview Ave.
43 LOTS—At Broadway, close to 191st St. Subway Station.

Fordham Road-Sedgwick Ave.

Near 207th St. and Fordham Road Subway Stations, 6th and 9th Ave. "L" and N. Y. C. R. R. Stations.

FIVE PARCELS—On Fordham Road, Sedgwick Ave., West 184th St., Cedar Ave. and Harlem River Terrace.

Baychester Ave. and Gun Hill Road

At Baychester Station N. Y., N. H. & H. R. R. Close to Lexington Ave. Subway Terminus

Westchester Ave., Yonkers, N. Y.

10 LOTS-On Westchester Ave. and Pennsylvania Ave., at Crestwood,

80% 10% on day of sale, 10% in 30 days in monthly instalments of 2%.
66 2-3% at 6%—60% at 5½%—50% at 5% may remain on mortgage.

Lawyers Title & Trust Company Title Policies Free.

Savings Bank Books, on proper assignment, as well as Liberty Bonds at market value, will be accepted as deposit.

Messrs. CONWAY, KELLOGG & O'BRIEN, Attorneys,

HONEST BARGAIN: ONLY \$3,000 NEEDED

Because the purchaser for whom it was finished could not complete the financial part of his contract, this very attractive, pretty Colonial type of suburban home, located in a beautiful, strictly residential section, near New York, specially built for comfortable year-round occupancy, can be bought for ¼ less than cost to-day. The desires of the neighbors as to personality of buyer will be respected. The house itself is in perfect condition, ready to occupy immediately, and contains ten very larg? rooms and two tiled baths. The price includes an electric range, electric fixtures and shades. There is also a completely equipped garage, corresponding to the house in architecture. The plot consists of about one-third acre, with 100 ft. street frontage. Unusual care and taste have been used in landscaping the grounds, which are beautifully shaded and contain many shrubs and flowers. The elevation is about 700 ft.; wonderful scenery, very healthful living conditions. Water rights to a chain of beautiful lakes run with the title. The railroad station is within easy walk. Commuting facilities to the city are of the best. Immediate occupancy and title can be had on payment of \$3,000, and the balance of \$10,600 may remain on mortgages at convenient terms. Complete details and pictures can be obtained by writing A. B. STEWART, 104 Terrace View av., New York city, or by phoning 1470 Cortlandt.

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New magnificent Colonial mansions, on very large plots of ground with beautiful shrubbary, 3 tile baths with built-in tubs attached to masters' bedrooms, parquet flooring, open fireplaces, sun perches, including magnificent garages to match property, 8 to 12 rooms, exclusive of baths, as desired; in most select section of Garden City. Direct electric service into Penn. Station, 35 minutes. Prices ranging from \$13,500 to \$26,500. Others a triffic smaller with same improvements for \$0,500. As to terms, make your proposition.

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On Saturdays, Sundays and Holidays, Telephone Preeport 1048.

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Middle Holding Corporation

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Easy Terms

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OLD GARDEN CITY. Attractive American
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THE PROCEEDS TO BE GIVEN TO CHARITY.

ESTATE HENRY O'NEILL.

WM. S. PETTIT, ESQ., & DR. THOS. H. O'NEILL, EXECUTORS 56 JI ROME AVENUE LOTS JEROME AVE., DE KALB & BAINBRIDGE AVES. & 212TH ST. FACING VAN CORTLANDT PARK

Saturday, Nov. 19, on the Premises

At 2 P. M., in large heated hall adjoining the property to be sold. FOLLOWING LOTS ALSO TO BE SOLD FOR O'NEILL ESTATE AT THE ABOVE TIME AND PLACE.

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Loft Space 5.000 to 10.000 Square Feet.

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**OFFICES** TO SUBLET Rent Reasonable. Area About 950 Sq. Ft.

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Price \$23,000. **LADD&NICHOLS** =122 FIFTH AVENUE= Lofts to Let Lores, 3,000, 3,500, 3,500, 4,300 up to 18,000 square feet; fireproof; 100% sprinklers; manufacturing allowed, reasonable rents; brokers protected, SHARUM, 170 Broadway. Cortland; 7302.

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Between 5th & 6th Aves Near Stern Bros.

2300 Sq. Ft.

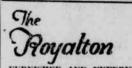
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BAUER, MILBANK & MOLLOY, INC., 51 East 42nd St. Murray Hill 1936. APARTMENTS - UNFURNISHED. Above 14th St. to 59th St. (Inclusive), East River to North River.



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44 W. 44th St. 1-2 Rooms & Bath

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118th ST., 400 WEST

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3 WEST 87TH STREET. tegular housekeeping suite, 3 rooms, huge ing room, laige bedroom, real kitchen; gir class apprinted torse; \$1.500; best due in the CVII; select location.

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Between 66th & 67th Streets Two rooms to four rooms and bath with or without kitchenette. Rentals, including room service, greatly reduced. House recently renovated and thoroughly modernized.

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FOR lease for a term of years, 7 lots, 5th st. and East River, N. Y. C. Inquire 417-23 East 37th st., New York city.

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A bargain, near 28th st. and 8th av.—3 story high stoop dwelling, price \$10,000; must be sold to close estate. H. V. MEAD & CO., 397 8th av.

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WILL rent entire building on long lease, 16
West 55th st., 150 feet from 5th av.; suitable for 2 or 4 room and bath apartments.
P. L. BERGOFF, suite 5716, Grand Central
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Above 59th St .- 5th Av. to East River. 70S, (near 5th av.)—Four story, basement now \$40,000, Murray Hill 8513.

Above 59th St .- 5th Av. to North River. CENTRAL PARK WEST-Walk ups (2 houses), price \$70,000; rent \$12,200; mort-gage \$35,000, DASHNER, 148 Reade st. Manhattan.

Manhattan,
DOCTOR'S opportunity, 4 story and basene.M. West 72d st., 20x100, 14 rooms, 4
baths, parquet floors throughout, vacant,
price \$40,000, first mortgage \$30,000, five
years; occupy two floors and basement for
home and office; rent out upper floors
\$4,500 have your rent free-and \$1,500 income. COUGHLAN & CO., INC., 200 West
72d.

FOUR and one-half story American base-ment, few doors from Drive; steam heat, parquet, electricity throughout, must be sold this week at \$25,000; worth \$40,000; cash \$5,000. CUGHLAN & CO., INC., 200 West Dowelling, \$21,000; Immediate possession Murray Hill 8514.

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American basement, gray stone, 5 stories, full 25 ft. lot; electricity and parquet throughout; 3 thed bathrooms and kitchen; good terms. Call after 3 P. M., 311 West 91st st.

Washington Heights, Above 125th St., West of 8th Av. 149TH.—Four story stone, 3 baths, 2 kit electricity, parquet; vacant; newly rated; \$17,000; terms, 530 West 148th.

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Must sell 3 family brick, flower garden
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\$1,000 CASH BUYS
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Furnished home, 9 rooms, 3 baths, gas, electricity, hot water heat, heated garage; reasonable rent until May 1; going abroad. rel. White Plains 2791. Mrs. EDMUND W. BODINE, Real Estate 472 Main st.; tel. 843 New Rochelle. CARSDALE, building plot 100x100; hillicommanding beautiful view of surround country; fully improved; conveniently ated; moderate price. E. J. Bouche Scarsdale.

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A SMALL family of refinement and education can secure title to and occupy at once this qualitat Colonial home, located on one of the best streets of a celebrated suburban residential section near New York city, where the desires of the neighboring families at the personality of the buyer of the payment of \$2,850, beliance of \$5,000 on first mortage. The plot fronts 100 ft; on the street and the house is surrounded by a beautiful grove of white birches and sinaing oaks; contains 6 rooms and bath and wide veranda. The elevation is over 500 ft; it is only a few minutes' walk to railroad express station, on the best commuting road out of New York city, and is offered complete, with nothing extra to buy. There are over 300 commuters from this section now. Bathing, boating, skating, golf, tennis and country clubs are available, together with fine schools, churches and markets. It is a bargain and a wonderful place for a young couple who have regard for proper environment. I will take less for all cash. Your reply will receive personal, contidential and courteous attention. IMMEDIATE, P. O. Box 578. City Hall Station, New York city.

ATTRACTIVE Dutch Colonial houses. \$12,000, Hall Station, New York city.

ATTRACTIVE Dutch Colonial houses, \$12,000, \$17,000 and \$20,000; 7 rooms, bath, gas, steam and every improvement; best section. EUGENE JOES-H. F. BECK CO., Lackawanna Station.

Summit, N. J.

FREE list house for sale and ront. Write van Winklis Co., Rutherford, N. J.

GARAGE for sale, 12,000 square feet, 100 cars capacity, in centre of city. Apply Branch Brook.

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LOTS OF LOTS AND REAL HOMES AT SACRIFICE PRICES. EASY TERMS Reid & Lowery, at Junction. Palisade, N. J.

YOU HAVE ALWAYS WANTED A HOME IN THE COUNTRY.
Look shis one over in the healthy town of Hanney, N. J.; allitude 500 feet; splendid commuting service, main line Erie. A nine room and hath modern house; steam heat; electricity, hardwood floors, shrubs, single trees; all kinds fruit; garage, harn. Plot 204x203. Price, 19,000. Reasonable terms. Thos. Kennedy, larney, N. J. Phone 10-1.

New Jersey-Sal- or kent.

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AT YOUR GWN PRICE.
ABSOLUTE AUCTION,
Saturday, Nov. 12th. at 2:30 P. M., in large tent on the premises, rais or shine.
REMAINING 50 LOTS.
BURK PROPERTY.
located on Elizabeth and High sta.,
opposite Robert Morris Grade School.
SOUTH BOUND BROOK N. J.
Few minutes' walk Central R. R. station and trolley. All improvements, water, gas, sewer. Owner orders absolute sale regardless of price to close out holdings. Rare opportunity to buy highly desirable property at a fraction of its worth. Perfect title. Easy terms. ms. M. CLEVELAND, Auctioneer, 222 Market Newark, N. J. Phone Market 9445. Florida-Sale or Rent.

FLORIDA-For information about the orange and grapefruit growing sections call, write N. Y. Branch office, 46 E. 41st st., Madison av. Murray Hill 6940.

ATTENTION—Build your home now, ready for apring occupancy; deal direct and save middlemen's profits; we will show you how, either on your lots or ours. Address CO-OFERATION, E 922 Figrald, Futton 8t.

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HAVE 35 acres located in the Fourth Ward,
Borough of Queens, city of New York, free
and clear, valued at \$550,000, will add \$200,
000 cash for high class building. Owners
needing money got in touch with me. I
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HAVE 20 lots free and clear Sheffield
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country place or flat. I. Irving Apfel, Atty.,
220 Fifth av.

## REAL ESTATE WANTED.

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We can sell tenements, flats and private
houses; quick results if cheap, See
WM. P. JONES & SON, 1358 PROADWAY.

HOTEL WANTED ON LEASE.

15 YEARS' EXPERIENCE: RESPONSIBLE.
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PHONE BRYANT 8351.

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HAVE client who wants to rent or purchase good hotel out of town; must be a bargain.

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